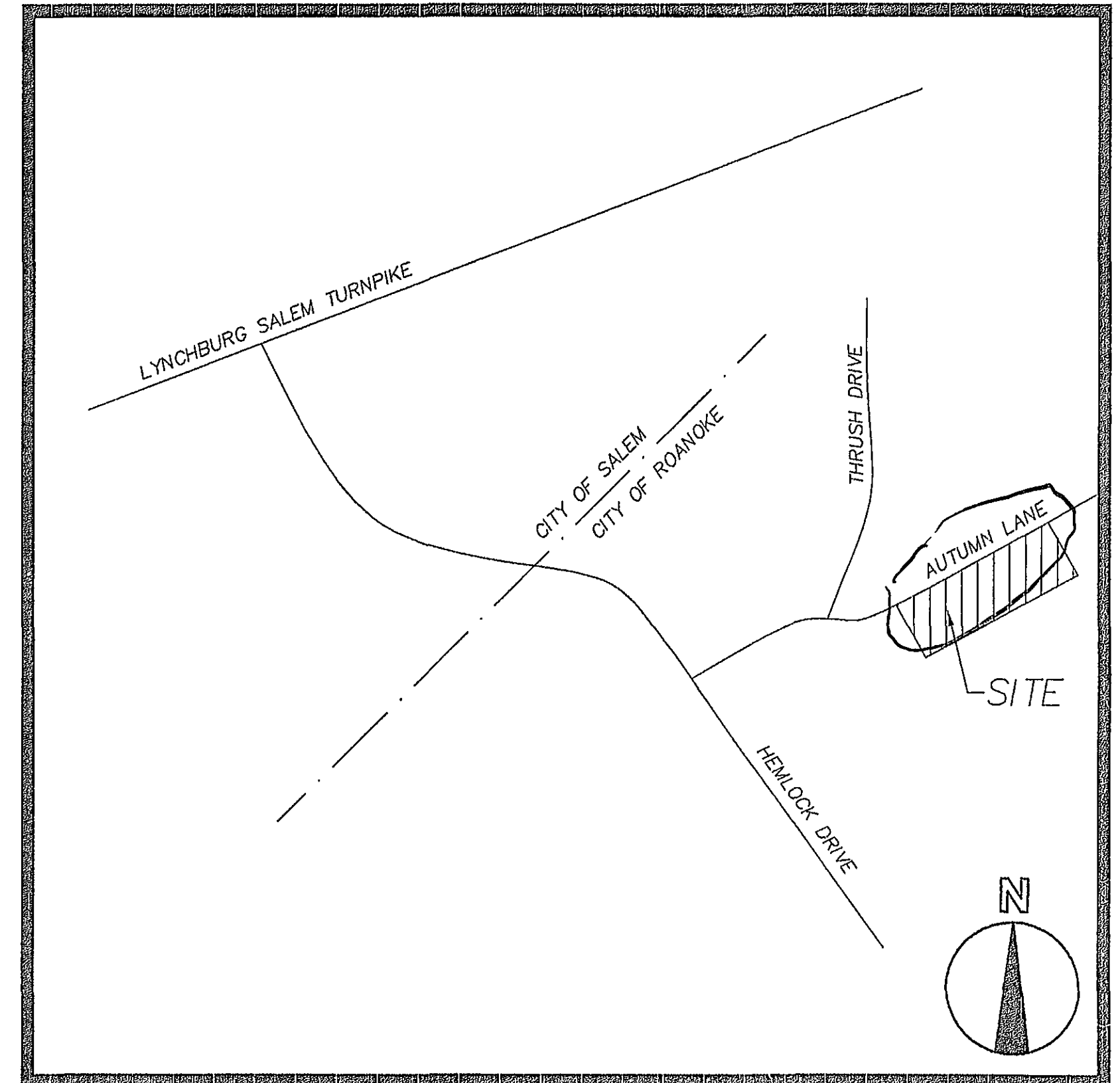


# AUTUMN LANE SUBDIVISION SITE DEVELOPMENT PLAN CITY OF ROANOKE, VIRGINIA

OWNER: DHS DEVELOPMENT GROUP, LLC  
5815 AIRPORT ROAD, SUITE C  
ROANOKE, VIRGINIA 24012  
CONTACT PERSON: PHILIP BANE  
PH: 265-2666 (O)

PROJECT ENGINEER  
DANIEL M. EARLY, PE  
ACS DESIGN  
5815 AIRPORT RD., SUITE C  
ROANOKE, VIRGINIA 24012  
PH: 540-776-8626  
FAX: 540-776-8627



VICINITY MAP  
NO SCALE

## GENERAL NOTES

ALL CONSTRUCTION METHODS AND MATERIALS SHALL CONFORM TO THE CONSTRUCTION STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE. THE CONTRACTOR OR DEVELOPER IS REQUIRED TO NOTIFY THE CITY OF ROANOKE ENGINEERING DIVISION IN WRITING AT LEAST THREE (3) DAYS PRIOR TO ANY CONSTRUCTION, INCLUDING BUT NOT LIMITED TO THE FOLLOWING:

- INSTALLATION OF APPROVED EROSION CONTROL DEVICES.
- CLEARING AND GRUBBING.
- SUBGRADE EXCAVATION.
- INSTALLING CURB FORMS.
- PLACING CURB.
- PLACING OTHER CONCRETE.
- PLACING GRAVEL BASE.
- PLACING BITUMINOUS SURFACE.
- INSTALLING WATER LINES.
- INSTALLING SANITARY SEWER LINES.

MEASURES TO CONTROL EROSION AND SILTATION MUST BE PROVIDED PRIOR TO PLAN APPROVAL. PLAN APPROVAL IN NO WAY RELIEVES THE DEVELOPER OR CONTRACTOR OF THE RESPONSIBILITIES CONTAINED IN EROSION AND SILTATION CONTROL POLICIES.

FIELD CONSTRUCTION SHALL HONOR PROPOSED DRAINAGE DIVIDES AS SHOWN ON PLANS.

PAVEMENT SECTIONS ON APPROVED PLANS ARE BASED ON A MINIMUM CBR OF 10.

CONTRACTOR SHALL VERIFY AND BE RESPONSIBLE FOR ALL DIMENSIONS AT THE JOB SITE.

ALL SPRINGS SHALL BE CAPPED AND PIPED TO THE NEAREST STORM SEWER OR NATURAL WATERCOURSE. THE PIPE SHALL BE MINIMUM OF 6" DIAMETER AND CONFORM TO VDOT STANDARD SB-1.

CONSTRUCTION DEBRIS SHALL BE CONTAINED IN ACCORDANCE WITH THE VIRGINIA LITTER CONTROL ACT, NO LESS THAN ONE LITTER RECEPTACLE SHALL BE PROVIDED ON-SITE.

THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANSING MUD FROM TRUCKS AND/OR OTHER EQUIPMENT PRIOR TO ENTERING PUBLIC STREETS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ENSURE THAT THE STREETS ARE IN A CLEAN, MUD AND DUST FREE CONDITION AT ALL TIMES.

THE DEVELOPER AND/OR CONTRACTOR SHALL SUPPLY ALL UTILITY COMPANIES WITH COPIES OF APPROVED PLANS, ADVISING THEM THAT ALL GRADING AND INSTALLATION SHALL CONFORM TO APPROVED PLANS.

CONTRACTORS SHALL NOTIFY UTILITIES OF PROPOSED CONSTRUCTION AT LEAST TWO, BUT NOT MORE THAN TEN WORKING DAYS IN ADVANCE. AREA PUBLIC UTILITIES MAY BE NOTIFIED THROUGH MISS UTILITY AT (800) 652-7001.

ALL WORK SHALL BE SUBJECT TO INSPECTION BY CITY OF ROANOKE INSPECTORS. GRADE STAKES SHALL BE SET FOR ALL CURB AND GUTTER, SANITARY SEWER, AND STORM DRAIN.

LOCATION OF UNDERGROUND UTILITIES IS BASED ON FIELD SURVEYS, AS SHOWN BY AVAILABLE RECORDS, AND AS LOCATED BY THE UTILITY LOCATOR SERVICE. CONTRACTOR SHALL VERIFY LOCATION OF UTILITIES PRIOR TO CONSTRUCTION.

THE SITE WORK AND LANDSCAPING CONTRACTOR(S) SHALL COMPLY WITH LOCAL CODES IN OBSERVING EROSION CONTROL MEASURES, BOTH ON AND OFF THE SITE. REFER TO THE VIRGINIA UNIFORM CODING SYSTEM CONTAINED IN THE VIRGINIA SOIL EROSION AND SEDIMENT CONTROL HANDBOOK, LATEST EDITION, FOR DETAILS AND SPECIFICATIONS OF EROSION CONTROL ITEMS SHOWN ON THESE PLANS.

ALL STORM DRAIN CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.

## ENGINEER'S NOTES

ACS DESIGN, L.L.C. ASSUMES NO RESPONSIBILITY FOR ADEQUACY OF PLANS OR FOR INFORMATION ON PLANS UNTIL SUCH PLANS HAVE BEEN APPROVED BY THE REQUIRED PUBLIC AGENCIES.

ANY WORK COMMENCED ON A PROJECT PRIOR TO PLAN APPROVAL IS AT SOLE RISK OF THE DEVELOPER.

SOURCE OF TOPOGRAPHY IS BASED ON FIELD MEASUREMENTS BY ACS DESIGN DATED MAY 5, 2003.

BOUNDARY SHOWN ON PLANS IS BASED ON RECORDS AND FIELD MEASUREMENTS BY ACS DESIGN, L.L.C. DATED MAY 5, 2003 AND DOES NOT CONSTITUTE A BOUNDARY SURVEY.

## SEWER NOTES

A MINIMUM COVER OF THREE (3) FEET IS REQUIRED OVER PROPOSED LINES.

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

LATERALS FROM MANHOLES SHALL BE P.V.C. OR DUCTILE IRON OF SUFFICIENT LENGTH TO PROVIDE TWO (2) FEET OF BEARING ON NATURAL GROUND. THE TRANSITION FROM DUCTILE IRON TO ASBESTOS CEMENT OR CONCRETE PIPE SHALL BE MADE WITH AN ADAPTER COUPLING IN THE RIGHT OF WAY.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

NEW SANITARY SEWER LINES SHALL BE SDR-35 POLYVINYL CHLORIDE, AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF ROANOKE STANDARDS AND SPECIFICATIONS.

THE CONTRACTOR SHALL COORDINATE THE CONNECTION INTO THE EXISTING SANITARY SEWER MANHOLE WITH THE CITY OF ROANOKE SEWER DEPARTMENT.

CONTRACTOR SHALL COORDINATE EXACT POINT OF ENTRY INTO BUILDING WITH PLUMBING PLANS FOR SERVICE LINE.

SANITARY SEWER STRUCTURES SHALL BE PRECAST AND SHALL MEET CITY OF ROANOKE STANDARDS AND SPECIFICATIONS FOR THE CONSTRUCTION OF PRECAST CONCRETE STRUCTURES.

## WATER NOTES

A MINIMUM COVER OF TWO (2) FEET IS REQUIRED OVER PROPOSED LINES.

ALL EXISTING UTILITIES MAY NOT BE SHOWN, OR MAY NOT BE SHOWN IN THE EXACT LOCATION. THE CONTRACTOR SHALL COMPLY WITH STATE WATER WORKS REGULATIONS, SECTION 12.05.03, WHERE LINES CROSS.

ALL TRENCHES IN EXISTING OR FUTURE HIGHWAY RIGHT OF WAYS SHALL BE COMPACTED ACCORDING TO CITY OF ROANOKE STANDARDS.

SERVICE LINES SHALL BE STAKED PRIOR TO CONSTRUCTION.

## CITY OF ROANOKE CONSTRUCTION PROCEDURE REQUIREMENTS

CITY INSPECTIONS: TO ENSURE THE COORDINATION OF TIMELY AND PROPER INSPECTIONS, A PRECONSTRUCTION CONFERENCE SHALL BE INITIATED BY THE CONTRACTOR WITH THE CITY OF ROANOKE DEPARTMENT OF PLANNING AND COMMUNITY DEVELOPMENT (800) 653-1750 OR 653-1448 TO ARRANGE A CONFERENCE AT LEAST THREE (3) DAYS PRIOR TO ANTICIPATED CONSTRUCTION.

STREET OPENING PERMIT: PRIOR TO THE COMMENCEMENT OF ANY DIGGING, ALTERATION, OR CONSTRUCTION WITHIN THE PUBLIC RIGHT-OF-WAY (STREETS, ALLEYS, PUBLIC EASEMENTS) A STREET OPENING PERMIT SHALL BE APPLIED FOR AND OBTAINED BY THE CONTRACTOR FROM THE CITY OF ROANOKE.

PLANS AND PERMITS: A COPY OF THE PLANS APPROVED BY THE CITY OF ROANOKE (SIGNED BY THE PROPER CITY OFFICIALS) AND ALL PERMITS ISSUED BY THE CITY SHALL BE MADE AVAILABLE AT THE CONSTRUCTION SITE AT ALL TIMES OF ONGOING CONSTRUCTION.

LOCATION OF UTILITIES: THE CONTRACTOR SHALL VERIFY THE LOCATION OF ALL EXISTING UTILITIES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION.

CONSTRUCTION ENTRANCE: THE CONTRACTOR SHALL INSTALL AN ADEQUATE CONSTRUCTION ENTRANCE FOR ALL CONSTRUCTION-RELATED EGRESS FROM THE SITE. THE SIZE AND COMPOSITION OF THE CONSTRUCTION ENTRANCE SHALL BE DETERMINED BY THE CITY OF ROANOKE SITE PLAN INSPECTOR.

STREETS TO REMAIN CLEAN: IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT THE PUBLIC STREET ADJACENT TO THE CONSTRUCTION ENTRANCE REMAINS FREE OF MUD, DIRT, DUST, AND/OR ANY TYPE OF CONSTRUCTION MATERIALS OR LITTER AT ALL TIMES.

BARRICADES/DITCHES: THE CONTRACTOR SHALL MAINTAIN THE INTEGRITY OF ALL EXCAVATED DITCHES AND SHALL FURNISH AND ENSURE THAT ALL BARRICADES PROPER AND NECESSARY FOR THE SAFETY OF THE PUBLIC ARE IN PLACE.

SEWER AND PAVEMENT REPLACEMENT: CONSTRUCTION OF SANITARY SEWERS AND THE REPLACEMENT OF PAVEMENT SHALL BE IN ACCORDANCE WITH APPROVED STANDARDS AND SPECIFICATIONS OF THE CITY OF ROANOKE.

APPROVED PLANS/CONSTRUCTION CHANGES: ANY CHANGE OR VARIATION FROM CONSTRUCTION DESIGN AS SHOWN ON THE OFFICIALLY APPROVED PLANS SHALL BE APPROVED BY THE CITY ENGINEER PRIOR TO SAID CHANGES OR VARIATIONS ON CONSTRUCTION BEING MADE.

FINAL ACCEPTANCE/CITY: THE DEVELOPER OR CONTRACTOR SHALL FURNISH THE CITY OF ROANOKE ENGINEERING DEPARTMENT WITH A FINAL CORRECT SET OF AS-BUILT PLANS PRIOR TO FINAL ACCEPTANCE BY THE CITY.

NOTICE: ALL LANDOWNERS, DEVELOPERS, AND CONTRACTORS FAILURE TO COMPLY WITH THE CONSTRUCTION PROCEDURE REQUIREMENTS LISTED ABOVE MAY RESULT IN THE COSTLY REMOVAL OF STRUCTURES, TIME DELAYS, OR THE ISSUANCE OF A STOP WORK ORDER.

REVISIONS				
Designed By: M.L.	No.	Date	Remarks	By
Drawn By: M.L.	1	7/3/03	REVISE PER CITY OF ROANOKE COMMENTS	DME
Date: 5/20/03				
Job #: 03023				

## ABBREVIATIONS

AFPH	ARROW HEAD TOP OF FIRE HYDRANT	MIN	MINIMUM MONUMENT
APPROX	APPROXIMATE	NBL	NORTH BOUND LANE
ASPH	ASPHALT	PROP	PROPOSED
BC	BOTTOM OF CURB	PUE	PUBLIC UTILITY EASEMENT
BIT	BITUMINOUS	PVMT	PAVEMENT
BLDG	BUILDING	R	RADIUS
BLK	BLOCK	RT	RIGHT
BM	BENCHMARK	R/W	RIGHT OF WAY
BW	BOTTOM OF WALL	REQD	REQUIRED
CB	CONCRETE BLOCK	RR	RAILROAD
CRG	CURB & GUTTER	RYS	REAR YARD SETBACK
CMP	CORRUGATED METAL PIPE	SAN	SANITARY
CONC	CONCRETE	SBL	SOUTH BOUND LANE
COR	CORNER	SD	STORM DRAIN
DBL	DOUBLE	SECT	SECTION
DEFL	DEFLECTION	SE	SLOPE EASEMENT
DI	DROP INLET	SS	SANITARY SEWER
DIA	DIAMETER	SSE	SANITARY SEWER EASEMENT
DE	DRAINAGE EASEMENT	STA	STATION
EAL	EAST BOUND LANE	STD	STANDARD
ELEC	ELECTRIC	STG	STORAGE
ELEV	ELEVATION	SYS	SIDE YARD SETBACK
ENTR	ENTRANCE	TBM	TEMPORARY BENCHMARK
EP	EDGE OF PAVEMENT	TC	TOP OF CURB
EW	ENDWALL	TEL	TELEPHONE
EXIST	EXISTING	TRANS	TRANSFORMER
FDN	FOUNDATION	TI	TYPICAL
FF	FINISHED FLOOR	TYF	TYPICAL
HPT	HIGH POINT	VDOT	VIRGINIA DEPARTMENT OF TRANSPORTATION
INV	INVERT	VERT	VERTICAL
IP	IRON PIPE	VBL	VIRGINIA BOUND LANE
LT	LEFT	YD	YARD
MBL	MINIMUM BUILDING LINE		
MH	MANHOLE		

## APPROVED:

AGENT - CITY OF ROANOKE  
PLANNING COMMISSION

DATE

CITY ENGINEER - CITY OF  
ROANOKE, VIRGINIA

DATE

## LEGEND

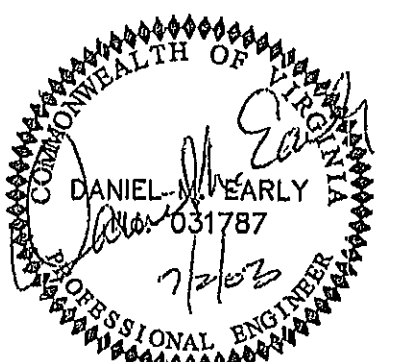
EXISTING	NEW	SYMBOLS
100	100.5	SPOT ELEVATION
8"SS	8"SS	CONTOURS
4"W	4"W	SANITARY SEWER LINE
8"SD	8"SD	WATERLINE
2'0	2'0	STORM DRAIN
GE	GE	GAS LINE
T	T	OVERHEAD ELECTRIC LINE
CATV	CATV	OVERHEAD CABLE TELEVISION LINE
UE	UE	UNDERGROUND TEL OR ELEC LINE
		METER
		VALVE
		FIRE HYDRANT
		MANHOLE
		CLEANOUT
		DROP INLET (CURB OR GRATE)
		UTILITY POLE, GUY & ANCHOR
		DITCH OR SHALE
		CENTERLINE OR BASELINE
		PROPERTY LINE
		SURVEY TRAVERSE POINT
		DEFLECTION ANGLE
		DIRECT ANGLE
		YARD LIGHTING
		WELL
		BENCHMARK
		FENCE
		TREE LINE
		RAILROAD
		HANDICAPPED SPACE

## SHEET INDEX

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C1.1 EROSION CONTROL NARRATIVE  
C1.2 SITE PLAN  
C1.3 UTILITY & LANDSCAPING PLAN

**ACS**  
**DESIGN • LLC**

Architecture • Civil • Structural  
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Email: acsroanoke@aol.com



AUTUMN LANE SUBDIVISION  
SITE DEVELOPMENT PLAN  
PROJ. NO.: 03023  
SET NO. \_\_\_\_\_  
DATE: MAY 20, 2003

NAME OF  
DEVELOPMENT

AUTUMN LANE SUBDIVISION

LOCATION

SITUATE ON AUTUMN LANE NEAR THE INTERSECTION OF  
AUTUMN LANE & THRUSH DRIVE  
CITY OF ROANOKE, VIRGINIA

OWNER

DHS DEVELOPMENT GROUP, LLC  
5815 AIRPORT ROAD, SUITE C  
ROANOKE, VIRGINIA 24012

DEVELOPER

SAME AS OWNER

CITY OF ROANOKE TAX PARCEL

6061005, 6,7,8,9,10,11,12